

BUSH & BEACH BUNGALOW - DESIGN CONCEPT

• SITE

Site Plan, contours, soil tests, engineering specifications etc. applicable only once site is determined; Incoming water & electrical supply and outgoing sewerage is dependent on availability at site.

• FOOTINGS & SUPPORT POLES

Treated 100mm H4 gumpole support poles - height depends on slope; raw ends must be treated.

• FLOOR JOISTS & FLOORING

Bearer joists S5 CCA treated 152mm x 38mm - total of 5 evenly spaced (1.654m c/c) & lapped onto support poles with 2 x 12mm threaded rods;

Floor Joists S5 CCA treated - 152mm x 38mm - 12 evenly spaced at 451mm c/c & secured with flat lying hurricane clips;

Flooring - tongue & groove treated 22mm x 140mm pine planking nailed with 38mm oval floor nails;

Deck - covered with 22mm x 96mm CCA treated decking - varnished.

• WALL FRAMES

Wall panel frames - 114mm x 38mm S5 CCA treated pine; note block studs above upright 114mm lintels; Cross bracing on both sides of all four inside corners at 45° & tensioned; All nails preferably ringshank 75mm & 100mm; Wall frames secured to 100mm x 100mm beams on all four corners with 12mm threaded rods.

• TRUSSES

Pre-manufactured Roof Trusses (Pennypinchers) - 7 evenly spaced at approx. 1100mm (1137mm c/c) at 38°; secure all trusses at both ends to wall plate with bracing straps.

• ROOF CLADDING, GUTTERING & GABLE ENDS

Radenshield reflective sisalation is stretched across the pitch of the roof & secured with clout nails; Roof sheets - Zincalume 0.47 AZ150 corrugated (20 x 3.6m). Roof - corrugated or IBR treated (chromadeck, colorbond or fibre cement) roof sheets; PVC round or square guttering on 100mm Nutece fascia boards; Self-drilling Topgrip roof screws - 65mm x 12 x 1.0 to secure roof sheets; Nutece 200mm x 80mm x 3m Barge Boards for gables; Gables on both ends re-inforced with 114mm x 38mm cross-members and clad with 6mm Nutece board.

• WALL CLADDING - INSIDE & OUTSIDE

Inside wall cladding - 6mm Nutece; option of skimmed Rhinoboard or Stonecrete;

Outside wall cladding - ZincAlume 0.47mm AZ150 (26 x 2.7m) - optional pre-painted corrugated/IBR sheets, Nutece 8mm shiplap, treated half-round pine, Magnaboard and a range of other options on request;

Radenshield Climasential reflective insulation 3 x 30m x 1.5m under outside cladding; Think Pink (Aerolite) Insulation for inside walls & ceiling. Self-drilling Topgrip roof screws - 65mm x 12 x 1.0 to secure outside sheets.

• WINDOWS & DOORS

Windows - top-hung pre-manufactured aluminium 1 x 900 x 600 (bathroom); 2 x 900 x 900; 2 x 1200 x 1200;

Sliding door - aluminium 1500 x 2100mm; Bathroom single door frame - 813 x 2023mm; 90 x 45mm hardwood;

Pine beading for inside window sills & sliding door: PAR treated 16mm x 69mm pine; Zincalume Barge Boards 75mm x 75mm x 2.4m for outside corners and window frames.

• CEILINGS, CORNICES & SKIRTING

Ceilings - 4mm Nutece nailed at 300mm intervals to 50mm x 38mm brandering with H PVC joiners;

Make provision for maintenance ceiling trap;

Cornices - standard Nu Doric 75mm;

Skirting - treated 70mm pine.

• ELECTRICAL

Lights: 4 ceiling lights (kitchen, bathroom, bedroom, outside veranda); 2 double switches on separate breaker;

Plugs: 5 double plugs on separate breaker - 3 kitchen / 2 on opposite sides of living area;

DB board - 1 compact. Incoming 4mm electrical 3 core armoured cable to Distribution Board.

• PLUMBING

Piping - 15mm Polycop with Unitwist 15mm connectors; 50mm PVC drain pipe from sink to bathroom & shower trap;

includes 1 bathroom basin & mixer tap with pedestal; corner entry shower with rose & mixer; toilet with 110mm connection; towel rail. Reinforced concrete shower base tiled throughout with 700mm framed corner entry

pivot door - 900mm x 900mm x 2m. Optional septic tank if no provision is made for municipal sewerage connection.

• KITCHEN

Kitchen top with kitchen sink & mixer. Above counter cutlery & crockery rack fixed to the wall.

• PAINT - optional.

• OPTIONAL FINISHES

Option of electric or gas water geyser. Gas connections to comply with regulations. Outside cladding optional.

Additional cupboards & shelving optional.

• ENGINEERING

Engineering plan & certificate required if support poles are higher than 1.2m above ground or Rational Design.

• ENERGY EFFICIENCY

SANS 204 Fenestration; living area: 23m²; glassed area: 7.5m²; total openings: 4.86m².

• BUILDING PLAN APPROVALS

For owners' own account & by own arrangement. Structural Plan is Deemed to Satisfy SANS 10082.

Notes:

For further information contact:

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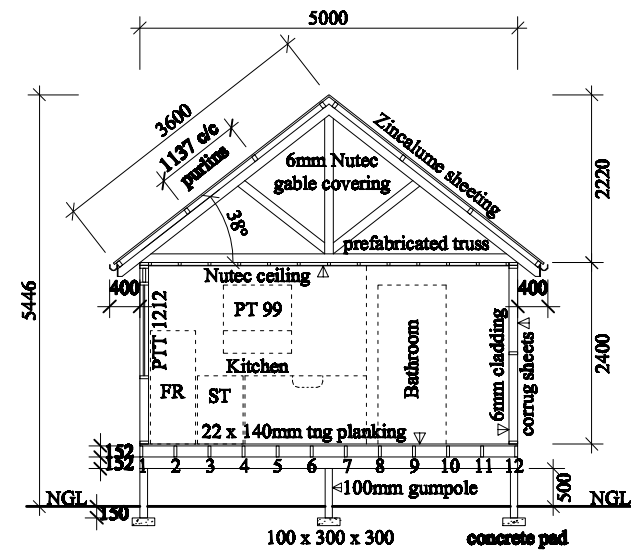
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South Africa

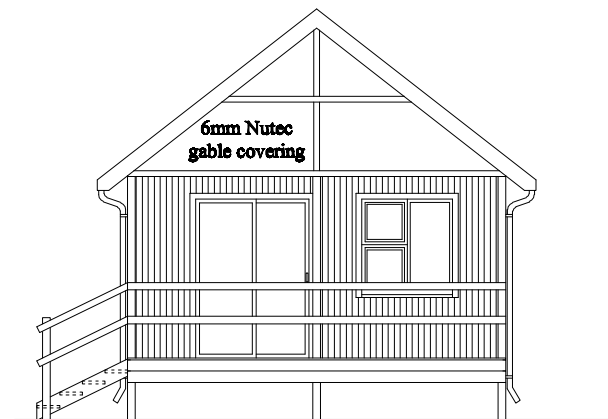
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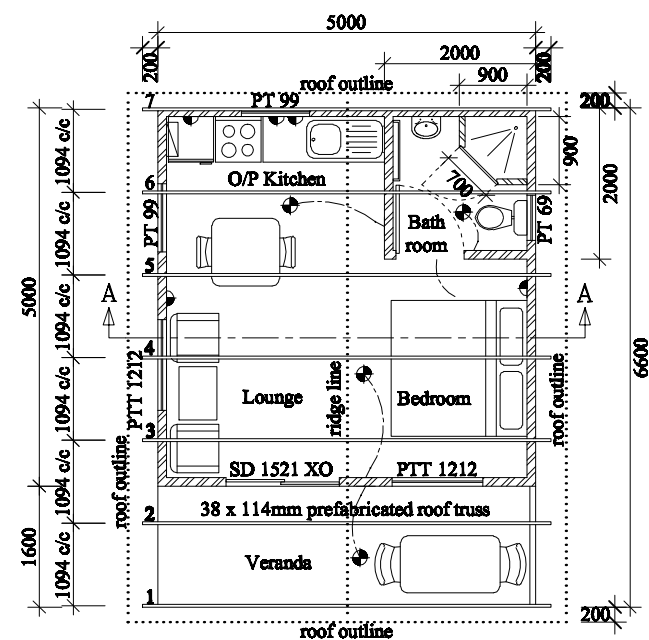
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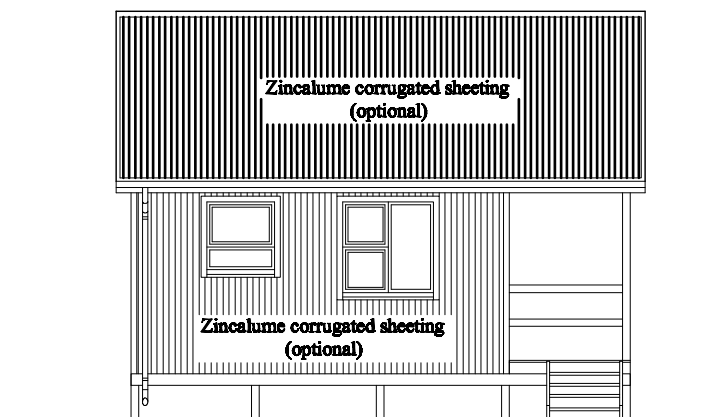
SECTION A - A
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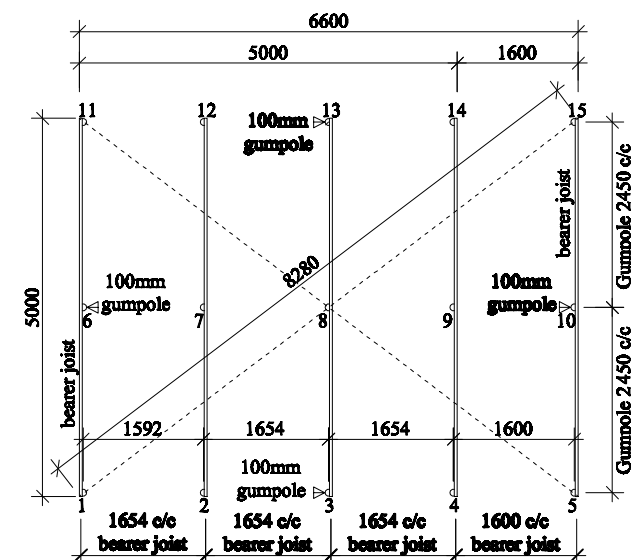
FRONT ELEVATION
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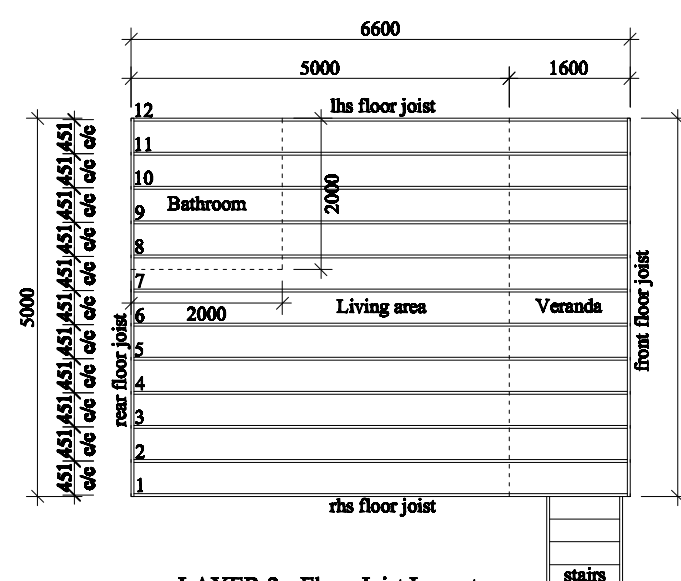
LAYER 3 - Roof Trusses on Wall Frames
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RHS ELEVATION
1:100



LAYER 1 - Bearer Joist & Gumpole Layout
1:100



LAYER 2 - Floor Joist Layout
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